

\$2,499,000 - 1614 Edwards Lane, Franklin

MLS® #4066496

\$2,499,000

4 Bedroom, 4.00 Bathroom, 3,500 sqft
Farms and Ranches on 184.57 Acres

None, Franklin, TX

WOW WHAT A PLACE!!!! If you are searching for a larger tract of land and meticulously maintained CUSTOM home in FRANKLIN ISD, STOP WHAT YOU ARE DOING and book an appointment now. THIS 184 +/- acre property has it all with improved PASTURES, cross fencing with a pond in each pasture, working pens with shed covering chute area, ample WOODS for HUNTING and privacy, chicken coup and nice insulated dog kennel with runs. The 3 bedroom 2.5 bath 2500sf home is well thought-out and offers many custom touches, LARGE 2 car detached garage with office and 1000 sf guest suite or game room with a full bath and kitchenette, LARGE shop with hydraulic lift, 3 large roll up doors for easy access, awning for equipment, and an additional fully enclosed RV cover all over looking the AMAZING SPRING FED POND and CREEK! The land is so functional and offers sandy loam soils, wildlife, privacy and ample room to run cattle. Seller is offering this as a whole 184+/- acres or with less acreage if needed. Come see this one soon!



Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	4066496
List Price	\$2,499,000
Sale Price	\$2,514,700

Sale Date	May 1st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,500
Acres	184.57
Year Built	2002
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1614 Edwards Lane
Subdivision	None
City	Franklin
County	Robertson
State	TX
Zip Code	77856

Amenities

Utilities	Electricity Available, Water Connected
Features	None
Parking	Detached, Garage
View	Pond, Pasture, Creek/Stream, Trees/Woods
Waterfront	Creek, Pond
Has Pool	Yes

Interior

Interior	Tile, Vinyl
Appliances	Built-In Refrigerator, Cooktop, Dishwasher, Gas Cooktop, Microwave
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Dog Run, Kennel, See Remarks
Lot Description	Agricultural, Gentle Sloping, Interior Lot, Native Plants, Rolling Slope, Many Trees, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Blinds
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Franklin Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District